

Headquarters U.S. Air Force

Integrity - Service - Excellence

RPM 101: FSM vs %PRV



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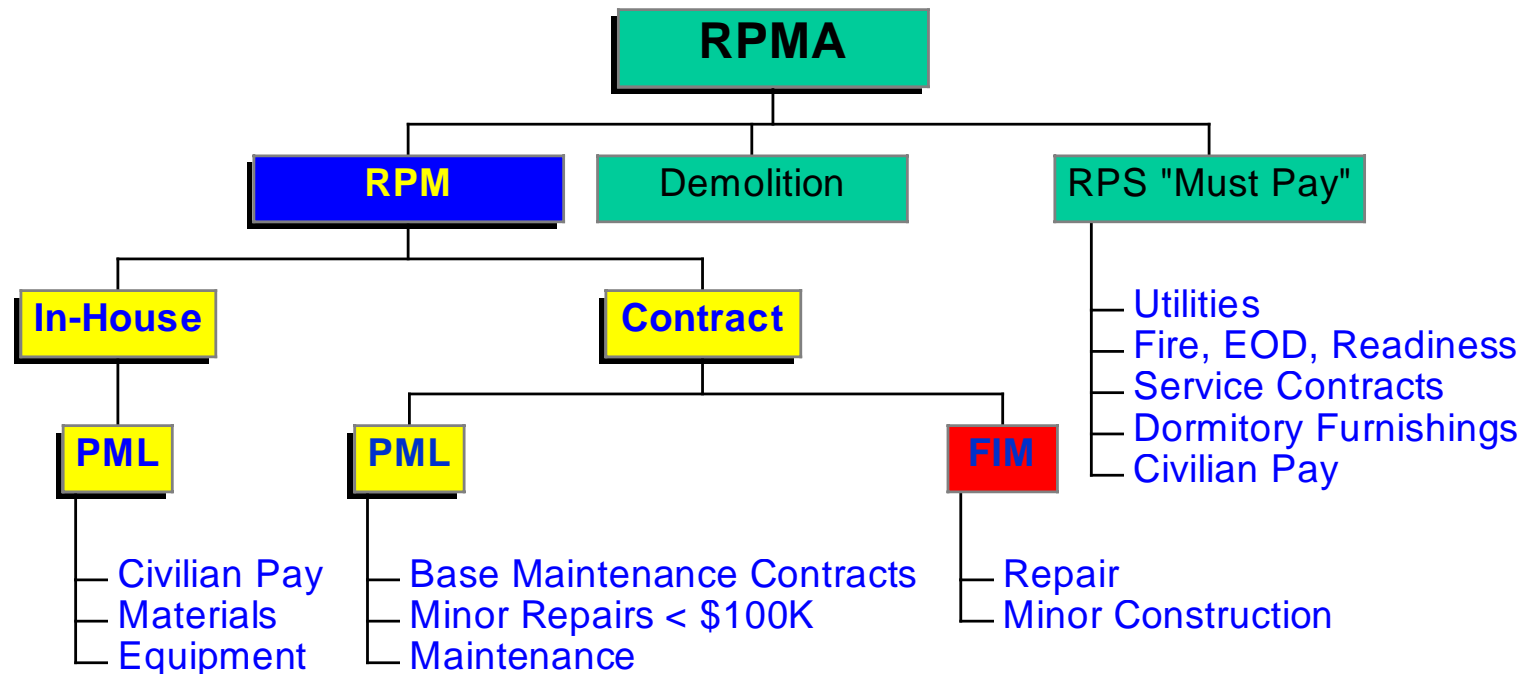


Overview

- **Real Property Maintenance (RPM) Overview**
 - **Structure old versus new**
- **Facilities Sustainment Model (FSM)**
 - **Model basics**
 - **Impacts**



Real Property Maintenance Activities (RPMA)-- "Old Look"



RPS = Real Property Services
PML = Preventive Maintenance Level
FIM = Facility Investment Metric



Facility Sustainment Model

Current Components of RPM

Old

PML

FIM

- **PML...level of resources necessary to accomplish day-to-day maintenance to sustain facilities and infrastructure**
 - Civilian Pay
 - Base Maintenance Contracts
 - Maintenance
 - i.e. “in-house” workforce, preventive maintenance, joint sealing
 - 1% of PRV funding level established based on affordability
 - Materials & Equipment
 - Minor Repair
- **FIM...repair and minor construction facility projects**
 - i.e. mission beddown, airfield pavement repair, renovations
 - Stratified by mission impact and facility categories



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Facility Sustainment Model

Changing the Components of RPM

New

Sustainment (FSM)

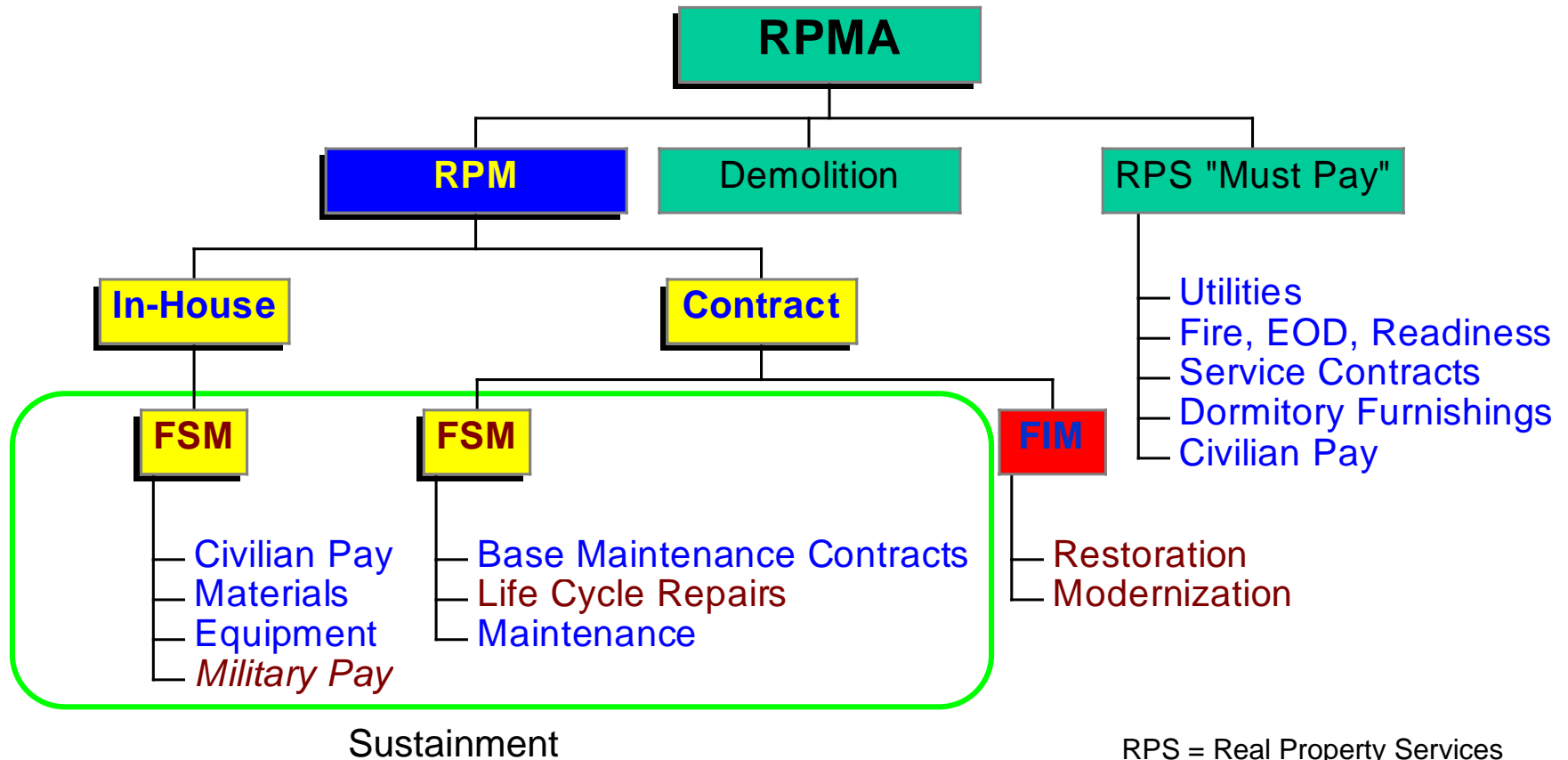
**Restoration &
Modernization
(FIM)**

- **Sustainment...keep good facilities in good working order**
 - Routine Service Calls
 - Emergency Service Calls
 - i.e. regular replacement of roofs, HVAC, flooring, etc
 - Calculated based on commercial standards
 - Preventive Maintenance
 - Life-cycle Repairs
- **R&M...improve facilities**
 - Restore Damaged Facilities
 - i.e. storm damage, mission beddown, lack of sustainment
 - Requirements identified through modified FIM
 - Construct / Modernize



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"New Look" to RPMA



RPS = Real Property Services
FSM = Facility Sustainment Model
FIM = Facility Investment Metric



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Facilities Sustainment Model

$$\text{Sustainment} = (\text{Qty}_i * \text{Unit Cost}_i) + \dots$$

Filters and Business Rules

Facility Asset Database

Army

Air
Force

Navy

Real Property Inventories

Area Costs

Inflation

DoD
Facilities
Cost
Factors
Handbook
(Version 2.0)

Cost Factors

**Commercial
Benchmarks**

Means

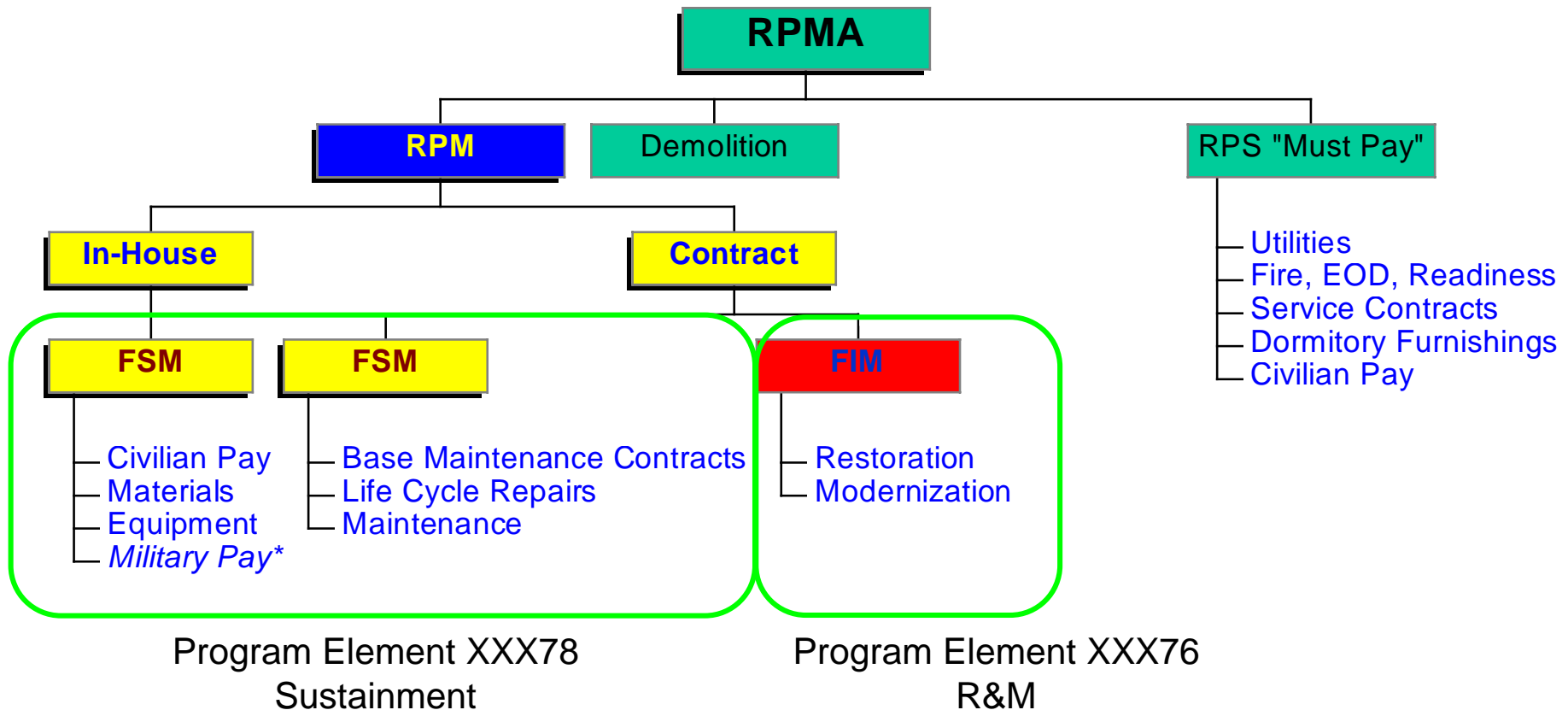
Whitestone

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- **Planning and Programming from FY02**
 - **Commands identify Sustainment and R&M requirements**
- **OSD will compare service funding against the requirement beginning FY03**
- **New PEs established in FY02 PB**
 - XXX78 PEs: Sustainment
 - XXX76 PEs: Restoration and Modernization
 - Funding realigned to reflect the new definitions--***NO CHANGE IN MAJCOM ALLOCATION***

FSM Impact: “New Look” to RPMA



*Military pay not included in Appropriation 3400



FSM: What Does It Mean to the AFCS?

- **Terminology mind shift:**
 - RPM no longer expressed in terms of %PRV
 - Funding advocated in terms of Sustainment and R&M
- **MAJCOMs POM for requirements based on APPG**
 - “At a minimum sustain the planned facility inventory. Accomplish FIM critical and degraded projects required to extend economic life of the facility”
- **Sustainment costs must be fully funded**
- **Restoration & Modernization costs are fact of life--can't continue to ignore**
 - **Workplace is a QOL issue**



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QUESTIONS ?